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FOREST RECREATION FOR PROFIT, SELF-HELP SUGGESTIONS FOR RURAL AREAS DEVELOPMENT.

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FARMERS AND OTHER LAND OWNERS CAN UTILIZE WOODLAND FOR PROFIT BY DEVELOPING RECREATION AREAS. CAMPGROUND AND PICNIC AREAS CAN PROVIDE ADDITIONAL INCOME AND CAN FIT IN WITH THE OPERATION OF OTHER SMALL BUSINESSES, SUCH AS A ROADSIDE STORE, A PRODUCE STAND, OR A FILLING STATION. BASIC CONSIDERATIONS IN PLANNING A RECREATION DEVELOPMENT INCLUDE--(1) DISTANCE FROM POPULATION CENTERS, (2) DISTANCE FROM MAIN ROADS, (3) NATURAL ATTRACTIONS, (4) TYPE OF DEVELOPMENT, (5) STATE AND LOCAL LAWS AND REGULATIONS, (6) LOCAL COMPETITION, (7) FINANCING, (8) BUSINESS ATTRACTIONS, AND (9) EXPANSION POSSIBILITIES. IN MAKING AN OVERALL PLAN, ONE SHOULD CONSIDER CAMPGROUND DESIGN AND LAYOUT, TENT AND TRAILER CAMP UNITS, PICNIC UNITS, PROPER SANITARY FACILITIES, MAINTENANCE AND OPERATION OBLIGATIONS AND PROBLEMS, AND SAFETY AND LIABILITY. SOURCES OF ASSISTANCE ARE LISTED. THIS DOCUMENT IS AVAILABLE FOR $0.25 FROM THE SUPERINTENDENT OF DOCUMENTS, GOVERNMENT PRINTING OFFICE, WASHINGTON, D.C. 20402. (SF)

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FOREST RECREATION FOR PROFIT

U.S. DEPARTMENT OF HEALTH, EDUCATION & WELFARE
OFFICE OF EDUCATION

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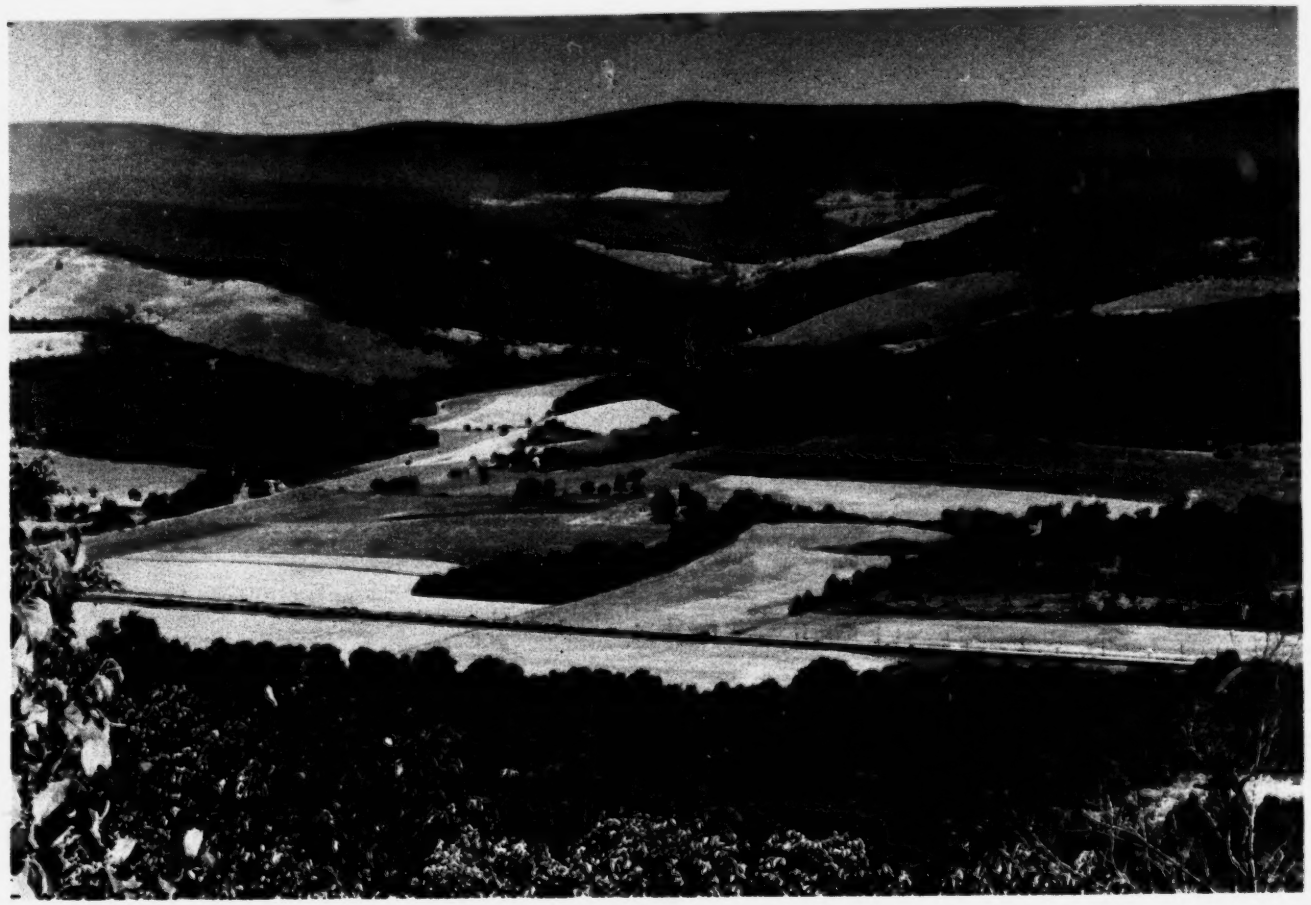
Self-Help Suggestions for RURAL AREAS DEVELOPMENT

U.S. Department of Agriculture • Forest Service
Agriculture Information Bulletin No. 265

F—440894



Much of rural America presents a pattern of intermingled small farms and family forests, often within easy access of metropolitan areas. Farming, today, requires a sizable investment in land, equipment, machinery, and operating capital. The small farmer, limited by his means, is looking to other income-producing uses for his land. Outdoor recreation is one of these.

PURPOSE

This booklet is designed to show the woodland owner the multiple use forestry opportunities in commercial outdoor recreation developments. It also outlines for him the steps in converting the woodland property into income-producing campgrounds and picnic areas while his timber grows.

The spotlight of public attention is being focused on outdoor recreation to a greater degree than ever before.

President John F. Kennedy, in his Message on Conservation delivered to the Congress on March 1, 1962, said: "Adequate outdoor recreational facilities are among the basic requirements of a sound national conservation program."

Secretary of Agriculture Orville L. Freeman, speaking of Family Forest Demonstration Projects, has said, "Farmers could develop camping and picnicking sites for rent to the public."

The Outdoor Recreation Resource Review Commission in its report to the President made these two statements: "Private lands are important also as a potential source of new recreation supply. . . . It is a fortunate circumstance that many of these areas most suitable for recreation are not those most in demand for other uses."

We believe this booklet will help fulfill the programs of the President and the Secretary of Agriculture to provide more outdoor recreation for the American people. It can be a useful tool for landowners and Rural Areas Development Committees interested in stimulating new business and creating more jobs. Its use can aid farmers in making the family forest a full producing part of the farm property while providing a public recreation service that produces an additional source of farm family income.

Issued August 1962

F—474313

City people want to relax in the country. They need a place to go; they want something to do. Most of them are willing to pay for this privilege. Here is an opportunity for rural owners of forests and farms to provide public outdoor recreation for a fee. Most of them already have the basic requirement of the business—the land.

Young America too needs a clean, inspiring place in which to relax and experience the joys that only nature can provide.

F—383498

INTRODUCTION

Our present-day economy is providing Americans with more money and leisure time than any people have ever had before. Better roads and cars help them to go farther and faster. With the money, time, and transportation at their command they are constantly seeking new things to do and new places to go. In ever-increasing numbers, they are discovering or rediscovering the thrill of outdoor recreation.

In their quest for recreation people are crowding the highways and beaches as never before. Campgrounds and picnic areas are overflowing. There are not nearly enough facilities to take care of all the people who want to use them. For example, the California Public Outdoor Recreation Plan Committee estimates that campgrounds and picnic areas in that State are overused by more than 30 percent. The U.S. Forest Service estimates that camp and picnic grounds on the National Forests receive 70 percent overuse. This lack of adequate recreational development is common over the entire Nation, but is more keenly felt near densely populated areas.

In many of these heavily populated areas public land is not readily available for recreational use. However, there is much land in small private holdings that is suitable for camp- and picnic-ground development. Development of this kind would bring more income to individual landowners and to local communities. It would promote fuller use of area resources.

What about the future? Our population and our average annual income is constantly increasing, while our average workweek is getting shorter. So as time goes on, more people will have more money and more leisure time. Improved transportation systems will give them even greater mobility in their search for outdoor recreation.

Mr. Al Bull, managing editor of the Wallace's Farmer of Des Moines, Iowa, has this to say about outdoor recreation: "Persons or groups making predictions agree that the largest politically practical effort of Federal, State, and local governments will leave us far short of the need."

Small landowners can play a big part in fulfilling this need by participating in it as a business venture. Some privately owned campgrounds and picnic areas are already in operation, but many more are needed.

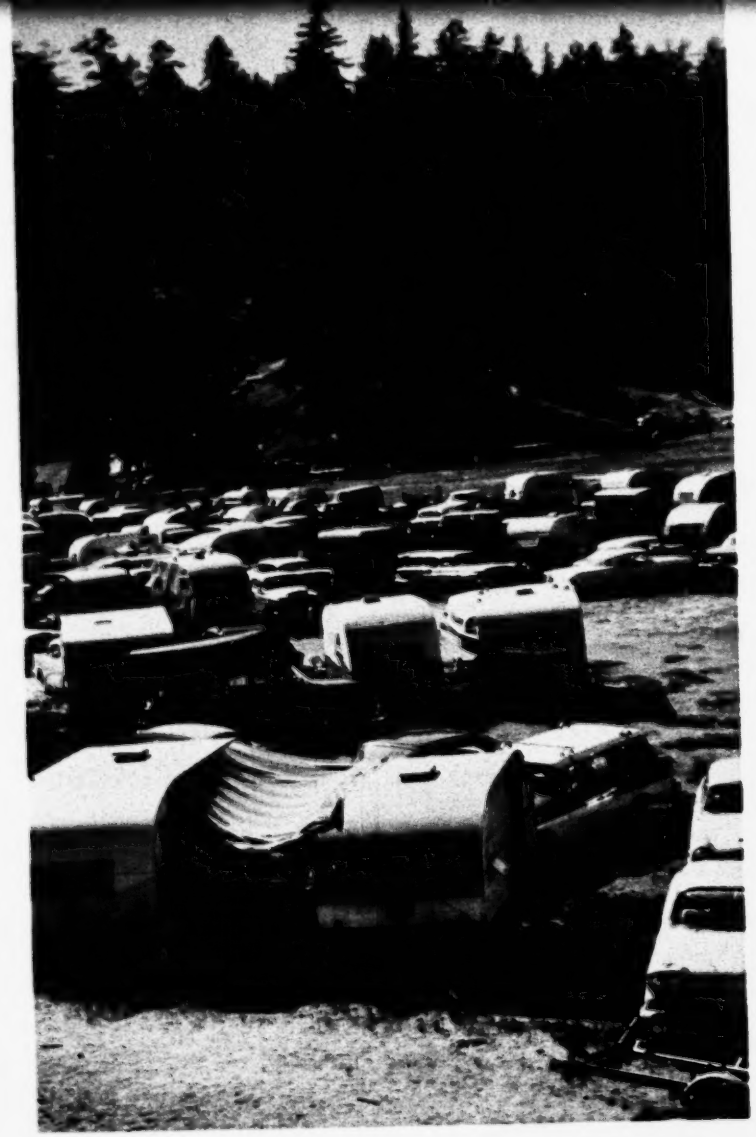
F–477578

A body of water in the right place can be a great attraction. Though this area lacks a sandy beach, the residents of a midwestern State find outdoor recreation here much to their taste.

OPPORTUNITIES

Outdoor recreation provides numerous opportunities for individuals and the communities in which they live. Providing campgrounds and picnic areas is only part of the picture. Campers and picnickers purchase food, gasoline, souvenirs, fishing tackle, bait, camera supplies, and other products. They rent boats, motors, ski equipment, etc. They go to movies, roller skate, play golf and tennis, bowl, attend fairs and festivals—the list is almost endless. All of these activities make jobs and bring income to the community.

The owners of campgrounds or picnic areas can provide some of these products and services. However, they cannot begin to supply everything that is needed. Recreational developments will bring in more people—sightseers, travelers, hunters, fishermen, campers, hikers, and numerous others. This will increase business for anyone that can provide the products or services that campers or picnickers want. Thus, the whole community will benefit from having privately owned outdoor recreational facilities in the area.



F–488071

In the East, West, North, or South, to millions of mobile-minded Americans the trailer is a home away from home. This crowded western campground suggests the need for, and opportunity in, the trailer camp business.

F–493645

An eastern public tent campground, overcrowded and lacking in facilities. There is a demand for thousands of well-equipped private campgrounds throughout the United States.

OPPORTUNITIES IN CAMPGROUND DEVELOPMENT

Campgrounds can be divided into two general types—the travelers' campground and the vacation campground. The travelers' campground provides facilities for overnight stops by travelers en route to their destination. The vacation campground is usually a destination in itself and must provide more facilities for recreational needs, as well as the sleeping and eating needs of the camper. If there is water nearby he could cater to fishermen. In the off season he might accommodate hunters.

Either type of campground could be developed as a full-time business or could be used to supplement a business already established. A farmer with a suitable woodlot might devote a part of it to campground facilities to supplement his income while his timber grows to merchantable size. He could also market produce to campers. In the off season he might cater to hunters. A landowner with a motel, gas station, store, or produce stand might develop a campground and operate it in conjunction with his other business. A landowner with woodworking equipment might use his spare time to build his own facilities and develop a campground with a small outlay of cash. A landowner with a boat-rental service might rent campsites to fishermen. Whatever the circumstances, the landowner whose land is suitable should consider the possibility of developing a campground.

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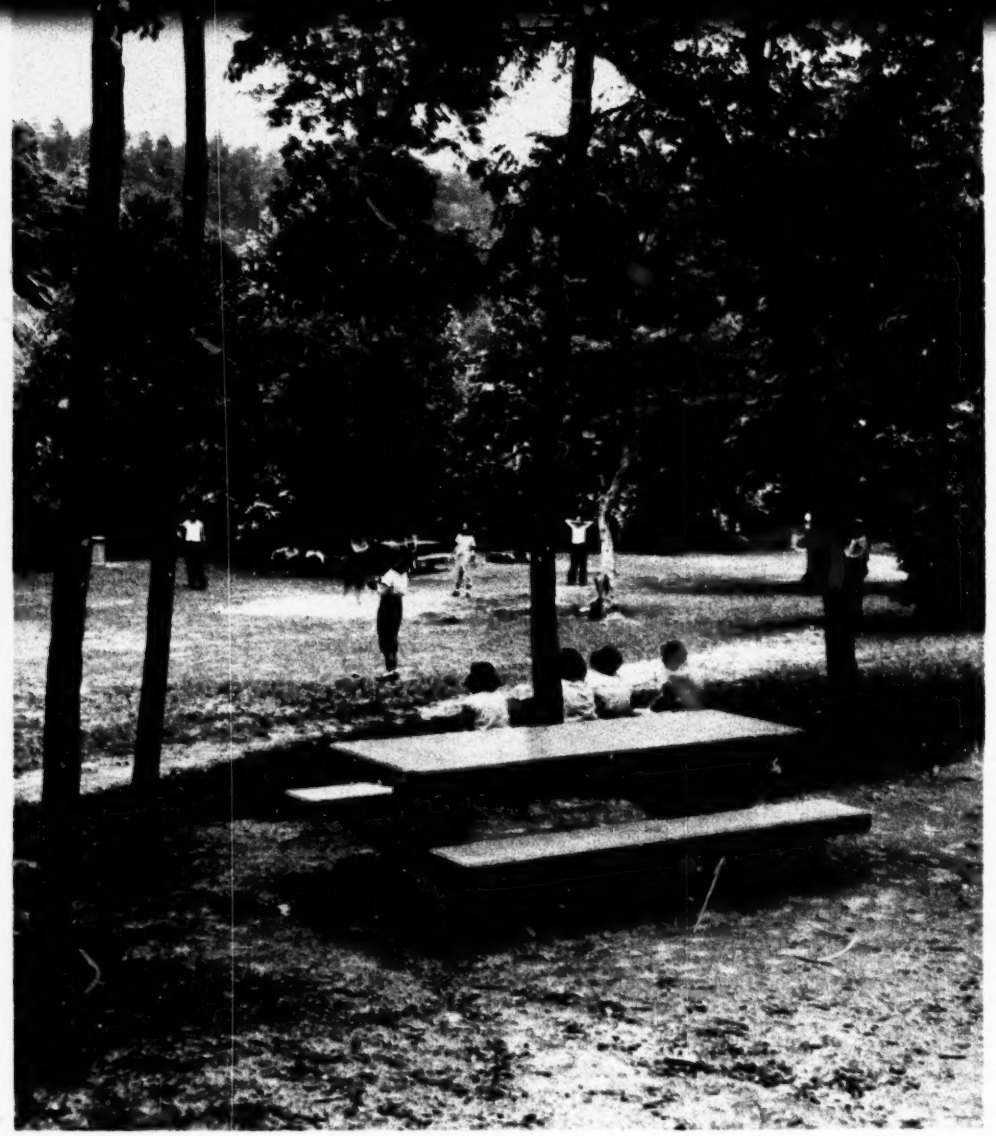


A pleasant playground is one of the ingredients of a successful privately developed picnic operation. People like the fresh air, but they also want something to do.

Picnicking in one's own family forest can be a pleasant experience. However, not every family has a woodland like this. City folks also like to picnic, but have a real problem in finding a clean, pleasant nearby place. More privately developed picnic areas, operated for profit, are needed.

F–481391

OPPORTUNITIES IN PICNIC AREA DEVELOPMENT

Open space for casual picnicking is diminishing rapidly. In some metropolitan areas it is almost totally lacking. In many places picnic areas in pleasant surroundings would be very popular. Of course, the degree of attraction would depend on the location. In some areas an outdoor enthusiast might drive 50 miles to picnic under a shade tree in an open field, but this would hardly be true in wooded, lake-dotted Minnesota, Maine, or north Georgia.

Picnic areas could be developed separately or in conjunction with a campground. In planning a picnic area, it might be well to consider building one or more group picnic sites as well as individual family sites. A playground for children and an open area for group games would add much to the popularity of a picnic area.

The ideal location for a picnic area would be near water with swimming or fishing as an added attraction. But many popular picnic areas do not have this attraction, and lack of it should not discourage a landowner.

Picnic areas could also be developed and operated along with other businesses. For instance, facilities for picnicking would fit in very well with the operation of a roadside store, produce stand, or filling station. A commercial picnic area could be a desirable addition to a family forest.

F–483352

A camper checks in. He registers, pays his fees to the proprietor, and is assigned a campground space. He also receives a folder describing the campground, rules for users, nearby attractions, and available facilities. The proprietor's wife or a grown son or daughter might help him with the check-in jobs.

People get hungry and thirsty. They need the numerous items that go with daily living. The camp or picnic area proprietor can add to his income by providing these necessities, some of which can be home produced.

F–479845

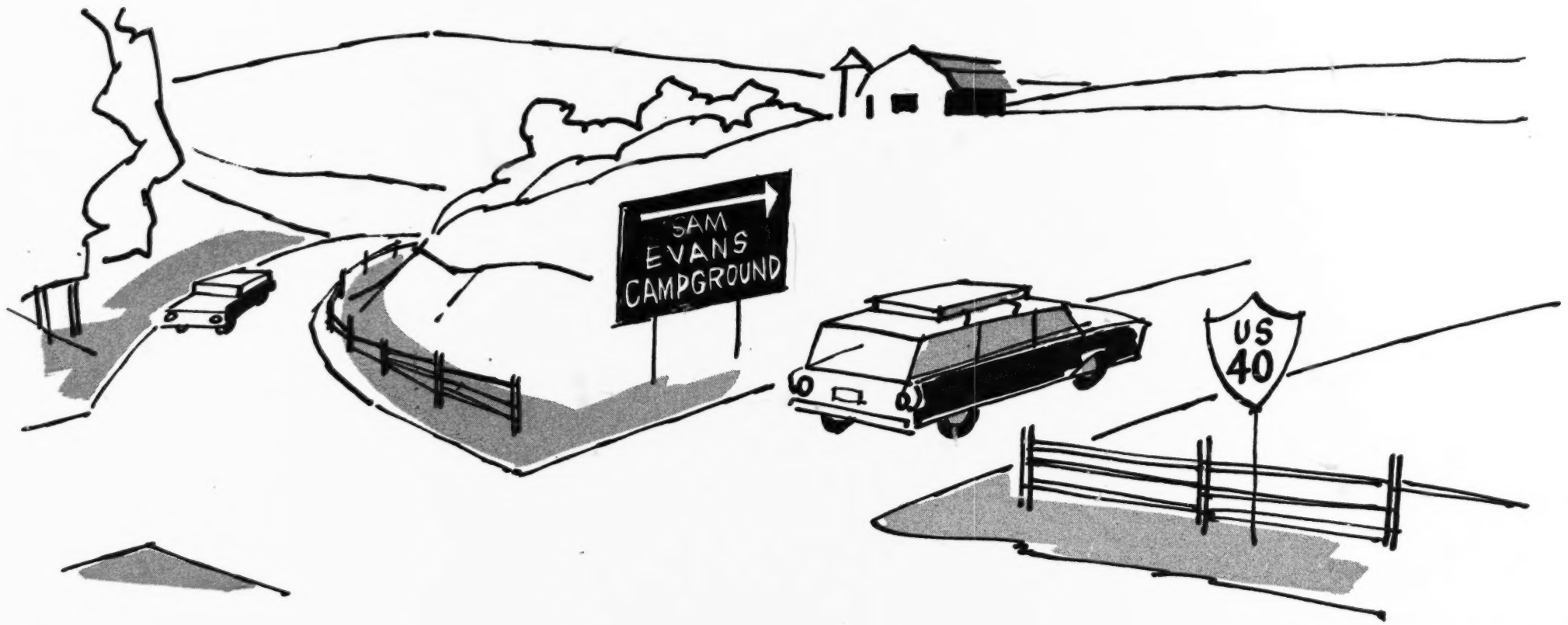
MORE INCOME THROUGH RECREATION

A landowner whose present business is marginal or whose earnings are low might find that providing facilities for outdoor recreation would add dollars to his income.

Some investment of capital would be necessary, but with the growing popularity of outdoor activities and the present shortage of facilities, good returns could be expected. The amount of the initial investment would depend on the size of the development, whether the owner did the work himself or hired it done, and whether he used materials from his own land or bought them.

Fees for camping units generally range from $1.00 to $2.00 per night, depending on the location and the facilities and services offered. Fees for family-sized picnic units usually range from 50¢ to $1.50. Group picnic sites command higher rates. Income from the sale of other services and goods can increase the total.

Campground and picnic areas can provide useful summer employment for high school and college students. They will not have to seek jobs away from home or spend the summer without work. This experience of working with people will help them in their future careers.



BASIC CONSIDERATIONS IN PLANNING THE DEVELOPMENT

1. Distance From Population Centers

How far is your land from the closest city? To be successful, a picnic area must be near a population center. The distance people will travel to a vacation campground will depend on its attractions. For a travelers' campground, distance from metropolitan areas may not be important.

A study showed that the average one-way distance that people will drive for outdoor recreation on a one-day outing is 35 miles. For trips that include one night away from home, the average one-way distance is 75 miles.

Your local Rural Areas Development Committee with its technical panel of consultants may advise you as to whether or not your location is favorable in relation to population centers.

2. Distance From Main Road

A travelers' campground must be on or easily accessible to a well-traveled road. People on trips usually have a definite destination in mind and will not detour very far from their route for an overnight stop. Vacation campgrounds and picnic areas can be off a main road if they are well advertised, the access roads are good, and the route is well marked.

The volume of traffic on your main road will indicate whether or not you have a good location for a travelers' campground. You can estimate this by observation, or better yet, your State or county highway department can advise you as to traffic volume. For further advice about the feasibility of a commercial picnic area or vacation campground development, consult your local Rural Areas Development Committee.

F–475610

Many recreation-bound people will stop at campgrounds and picnic areas that are near natural attractions. A waterfall, for example, is a never-ending lure for both children and grownups.

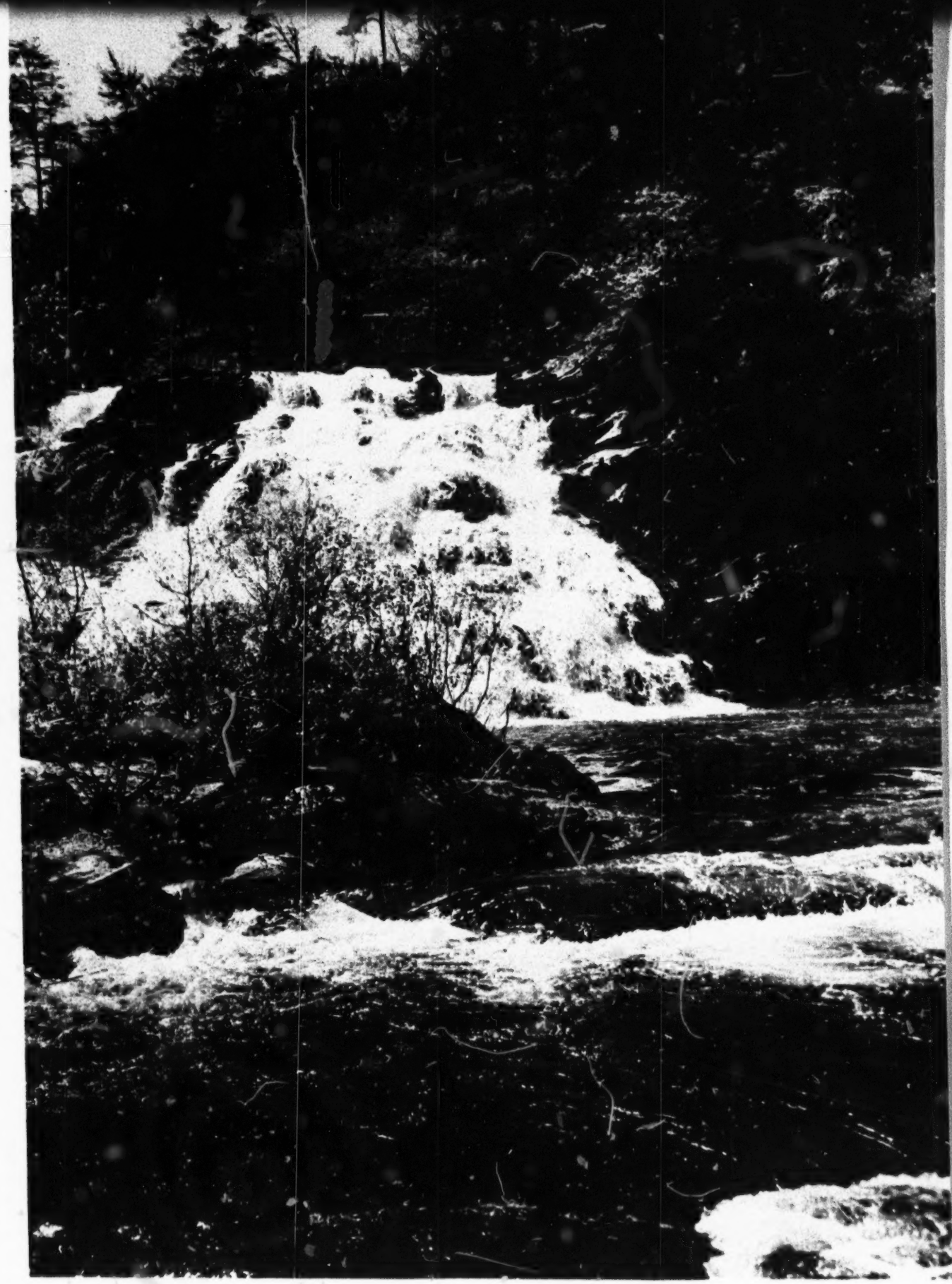
F–186890

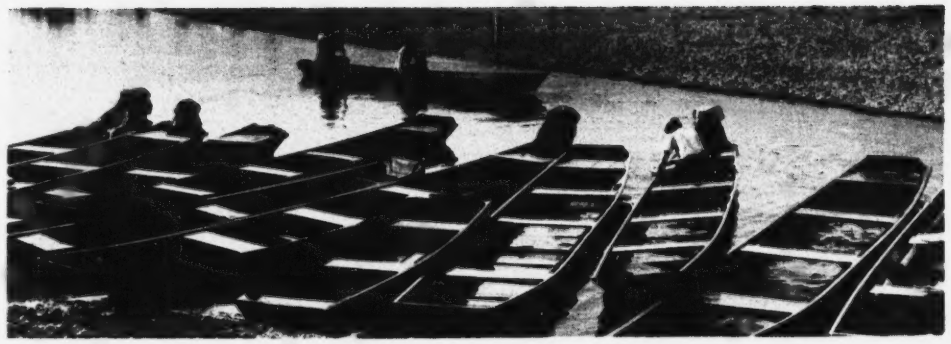
Distance from population centers is an important factor, particularly in picnic area developments. It should not be so far that a family cannot make a leisurely round trip in a day with several hours left over for picnicking.

3. Natural Attractions

Do you have any natural features on or near your land that will attract campers? The best of all natural attractions is water. The most popular outdoor activity is swimming, followed by boating and fishing. If there is no suitable water on or near your property, you might consider constructing a pond or swimming pool, either initially or in a later expansion.

Scenic attractions, historical landmarks or monuments, forests, parks, caves, waterfalls, famous trees or just country famous for its horses, pageants, cowboys, Indians, ghost towns, and other features will draw people. If you have a good natural attraction and a favorable location, your land can probably be developed for commercial outdoor recreation.





F–488423

One way to meet competition is to add more attractions. Boat rentals and sale of bait will bring in fishermen. For off-season work the rural landowner who is handy with tools might build his own boats.

F–462599

Family picnicking is a favored form of outdoor recreation. Farm woodland developed for picnicking can bring added income to the owner while his trees grow.

4. Type of Development

Choose the type of development best suited to your conditions. If your land is on or near a main travel route, consider a campground for overnight stops. You might provide facilities for both tent and trailer camping.

If you are not near a main road, but close to a population center and a natural attraction, a picnic area or vacation campground would be your best bet. This type of development would require good publicity and a route well marked with directional signs.

5. State and Local Laws and Regulations

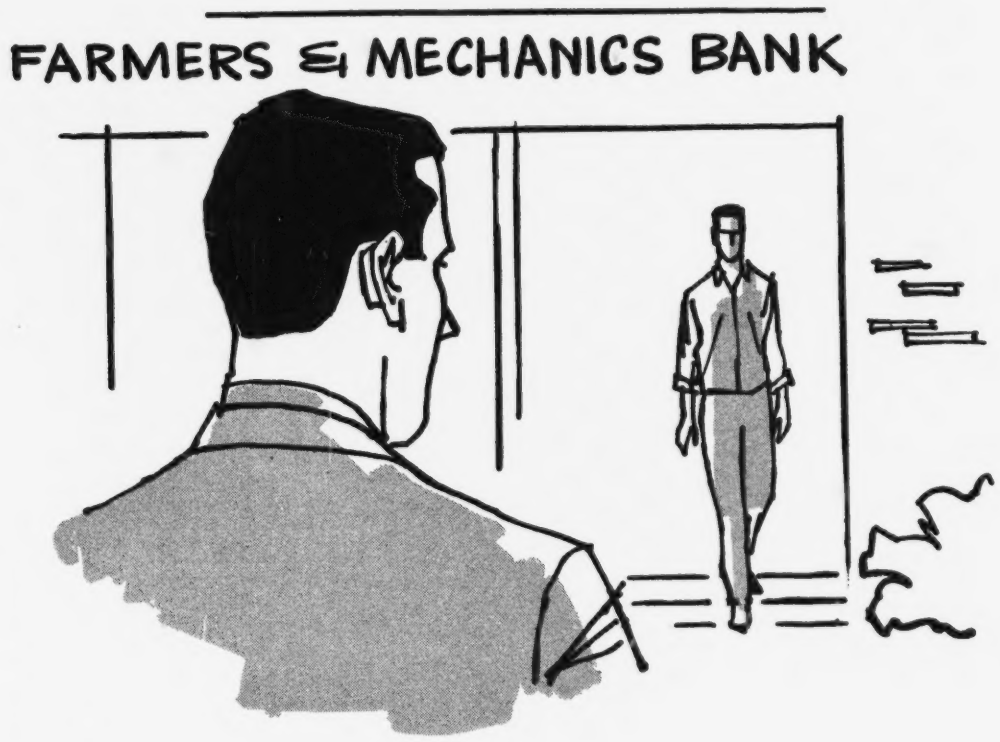
Before starting your development, you should inquire about State and local regulations that would affect it. Some areas have zoning laws which prescribe the type of development that would be allowed. Most areas have laws relating to one or more of the following: Water development and sanitation, highway access and egress, signing, right-of-way observance, water testing, trailer camp operation, and public liability. You should also investigate the cost and availability of liability insurance.

Sources of information pertaining to laws and regulations include local lawyers; State and county health, highway, and park departments; and planning commissions.

6. Local Competition

Are there other recreational developments in your area? Do they charge a fee and if so, how much? Can they meet the demand, or are they overflowing? How does what you have to offer compare with what they are already offering?

These things should be examined, but the presence of competition should not discourage you. On the contrary, unless the number of campgrounds in your community is excessive, they may help draw campers to your development. The campground that provides the best facilities and services will get the most word of mouth advertising and the most business.



F–491821

A swimming pool can be a profitable addition to a campground or picnic area. It will help attract more customers.

F–479834

The fame and allure of a fashionable resort area will often draw people of modest means. But they will stay at the less expensive nearby campground.

7. Financing

Before you start, you will want to know where the money is coming from. If you have the necessary materials and equipment and can do the work yourself, you may be able to start with a small cash investment. You should make preliminary plans and an estimate of costs based on local conditions. If you need credit, you should discuss your plans with your local banker or Government lending agencies. Be sure you have or can get the necessary funds to do the job before you start to build.

8. Business Attractions

Other recreational developments in an area could be attractions rather than competition. For instance, if there is an expensive resort nearby, people of modest means will be attracted to the area but will prefer the less expensive accommodations you furnish. State or National Forests and Parks also draw people but frequently lack facilities to accommodate them all.

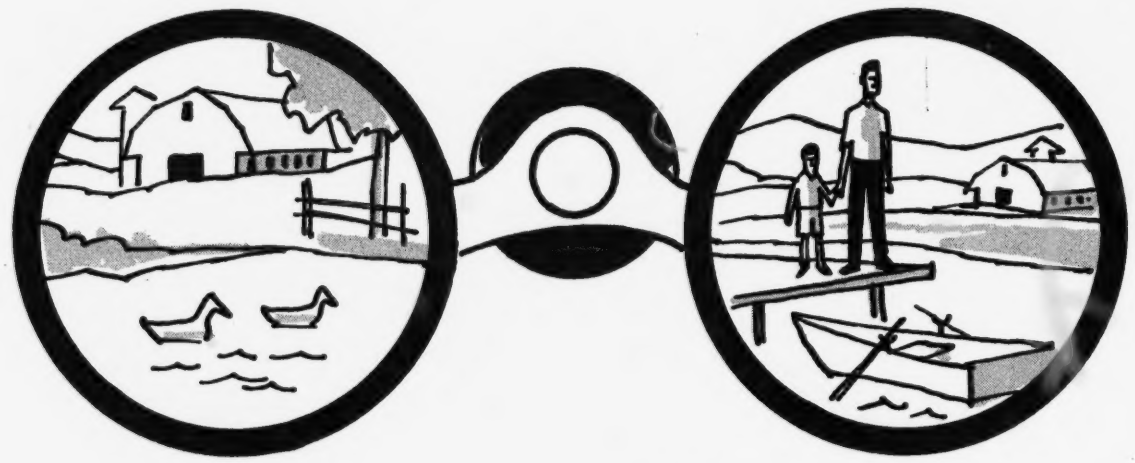
You might consider adding facilities to your development to attract business. Fishponds have proved very popular. Shuffleboard, volleyball or badminton nets, tennis courts, horseshoe pits, and playgrounds will help. Another popular attraction is the sale of items that are native to the locality, such as cypress knees, Indian-made products, toys and novelties made of local wood, rock specimens, driftwood, maple syrup, and many others.

9. Expansion

When planning your development, you should also consider possibilities for expansion. For instance, you might start with a picnic area and add camping facilities, or start with a tent campground and add a trailer camp, housekeeping cabins, or boat rentals. Laundry facilities, swimming pools, picnic shelters, tackle shops, and trampolines are good attractions that can be built later. Inquiries by your customers will help you determine what is in greatest demand.

F—492501

Professional assistance in planning and layout in the beginning will produce savings in development and operation later on.



MAKE AN OVERALL PLAN

Plan the Total Development

After you have examined all the possibilities and decided to go into the outdoor recreation business, the next step is to make a detailed plan.

You should plan your total development, even though you may build it in several stages. Otherwise, it may become a hodgepodge of facilities that will be wasteful of space, costly to maintain and operate, and obstructive to future growth.

Total planning will help you in providing for proper drainage and traffic control, and in maintaining the natural beauty of the area.

Look Ahead

Plan for the future. You may want to expand and improve. The best time to plan the location and space for future expansion is when you make your initial plan. You may revise the plan later to fit your needs, but it is better to revise a plan than to make additions in hit-or-miss fashion.

If your land has potential for a pond, which you are not building initially, plan for it anyway. If you have water frontage, you may have potential for a boat basin with docking facilities and launching ramp. Plan for it! Plan also for parking space to accommodate cars and boat trailers.

Your plans for expansion may include nature trails, rental tents and trailers, sports areas and riding stables, or other facilities popular in your part of the country.

Be especially sure to plan your road system, water and sanitation systems, and parking facilities to allow for foreseeable expansion.

CAMPGROUND DESIGN AND LAYOUT

Campgrounds should be designed for the types of use to which they will be subjected. There are numerous kinds of users including campers, picnickers, hunters, fishermen, and berrypickers.

In selecting a site for a campground, consider the availability of fairly level ground, suitable forest cover, shade, an adequate supply of pure water, and special attractions such as streams, waterfalls, or lakes.

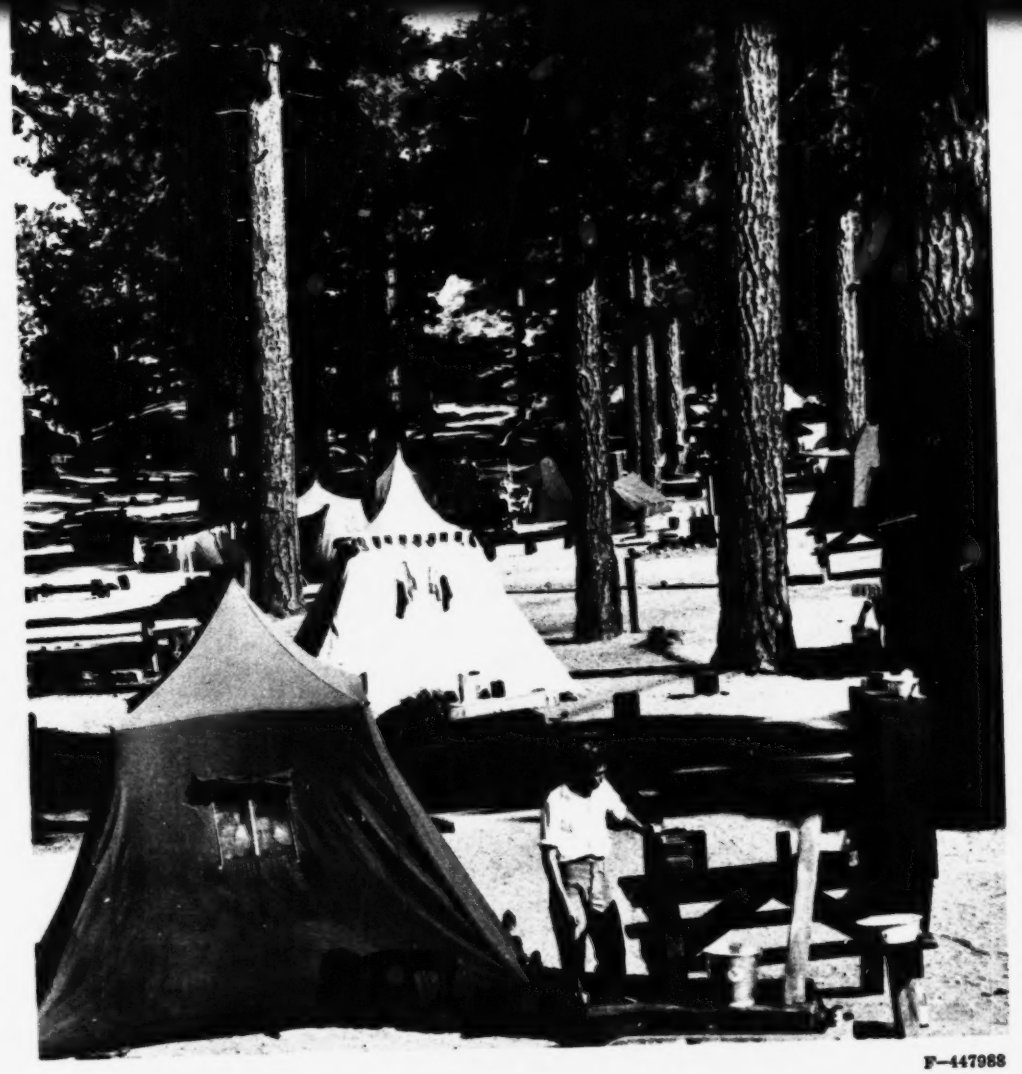
Presence of insect pests and poisonous plants in the area, swamps, the possibility of flooding that would seriously affect sewage disposal and sanitation facilities, and fire hazards also require consideration.

Equally important are suitable and convenient public roads leading to the area.

Prior to constructing the facilities, prepare a layout plan of the area. As a preliminary step, walk over the site and get the "feel" of the area as to length and width, mentally picturing the locations of the group picnic area, overnight camping and picnic units, play areas, etc. Examine the possibilities for a campground road system, making provisions for a safe entrance road and a loop or turnaround at the end of the development. Consider water and sanitation systems, location of foot trails, bridges, toilets, and garbage pit or garbage can arrangements.

After you have walked over the area and pictured the possibilities for development, the next step would be to stake, on a trial basis, the general alinement of the road system, avoiding steep grades, sharp turns, extensive rock drilling and blasting, and the necessity for large cuts and fills. The campground road should be at least 100 feet from any stream or lake. Centers of camp and picnic units should be staked not less than 50 feet apart and 50 to 75 feet back from the campground road. To attract people desiring more privacy in campgrounds, it may be desirable to provide a few units spaced even farther apart.

Normally toilets should be located so that there will be one within 300 feet of every camp unit, allowing 2 seats for each 10 camp units. Local conditions and restrictions will determine the safe distance of toilets or disposal fields from streams or lakes to prevent pollution. Flush toilets are preferred over the pit type. Hot showers and washing facilities are also desirable in campgrounds. Reasonable screening is necessary around toilets. When no natural screening is available, trees or shrubs should be planted.

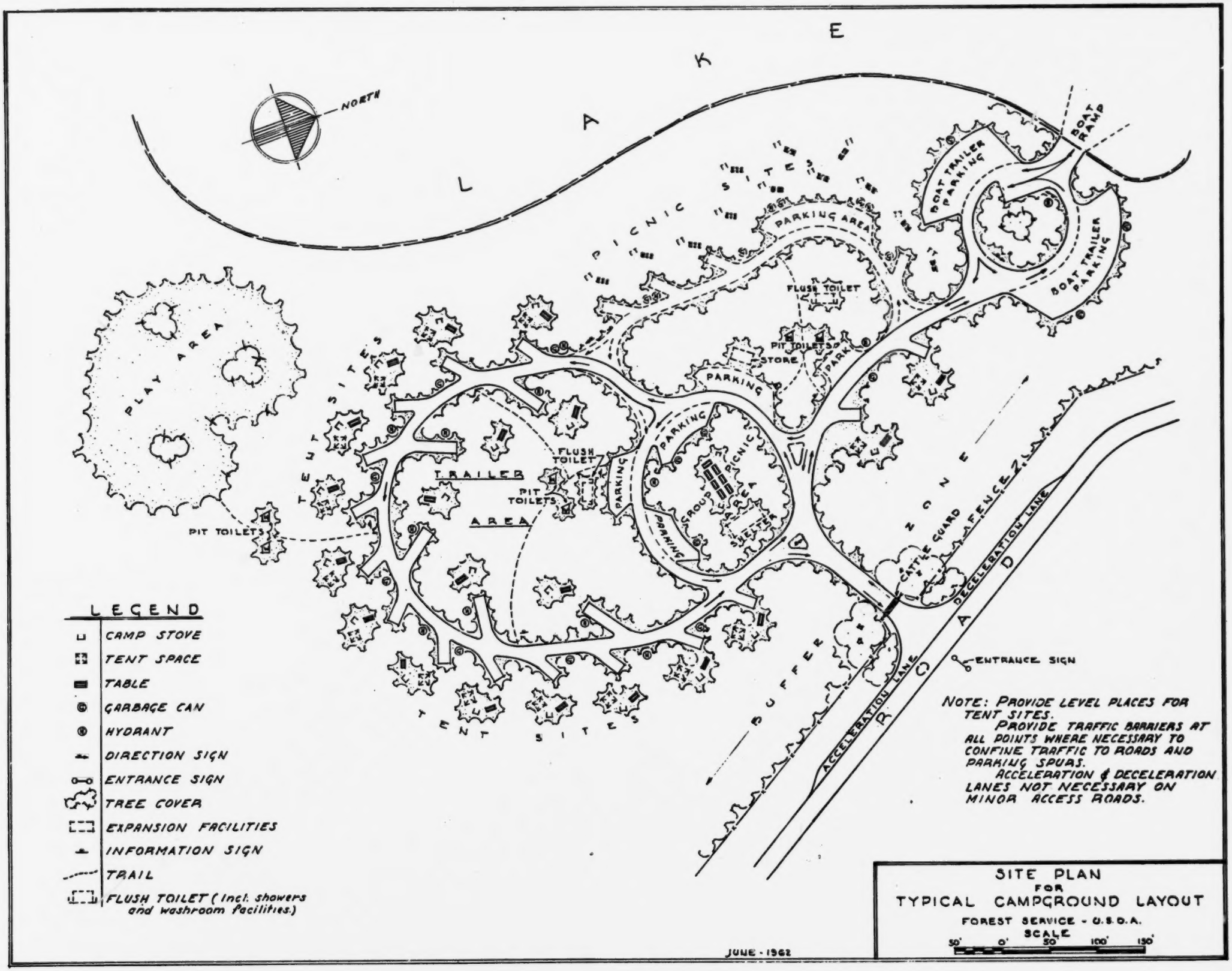


F—447988

The design and layout of a campground should provide convenience for the camper, efficiency in maintenance, and the preservation of natural beauty.

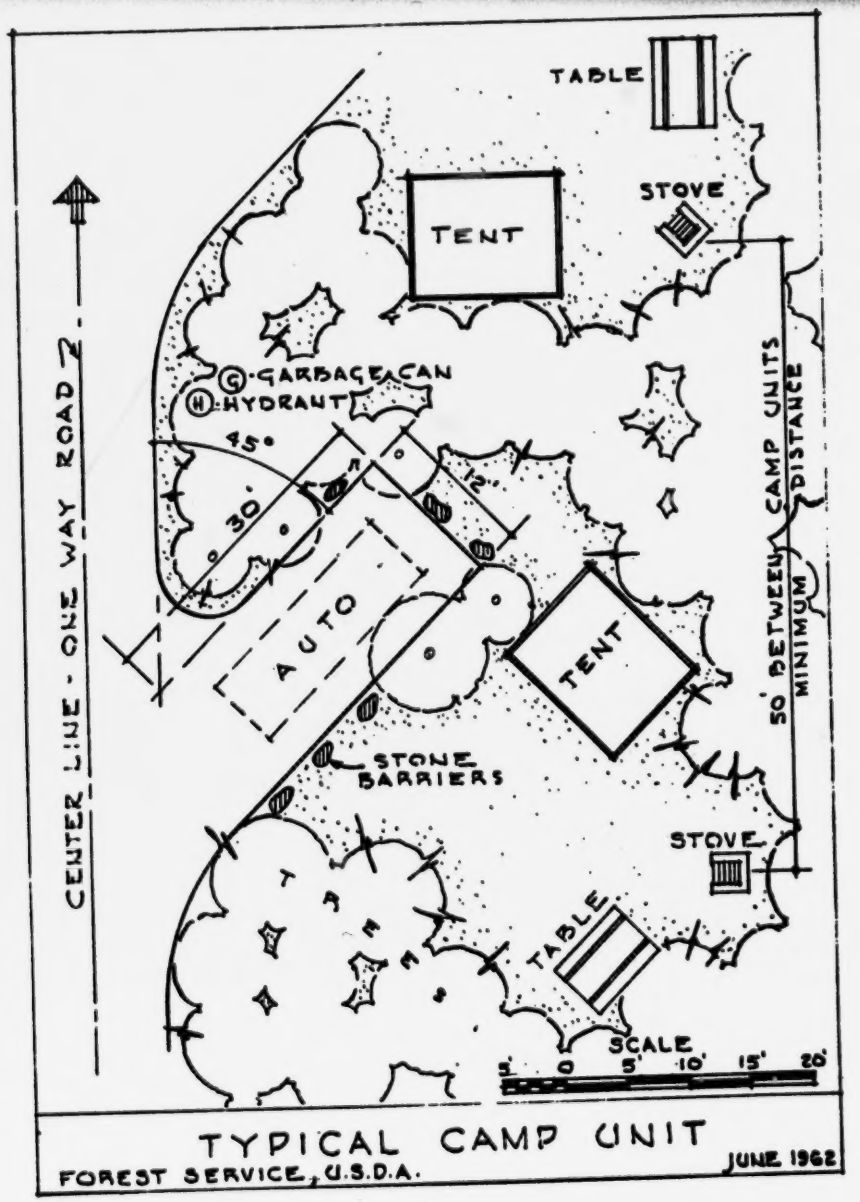
After preliminary staking of the proposed facilities, a map should be prepared at any convenient scale, showing locations of property lines; concentrated tree or brush growth; natural openings such as meadows; abrupt changes in topography such as steep banks, rock outcrops, or cliffs; and all existing and proposed roads. Toilets, trails, camp and picnic sites, and other facilities as staked should also be shown on the map.

It is important also that space be allotted initially on the layout plan for those facilities proposed for future development, such as fishponds, bathhouses, washrooms, picnic shelters, stores, and playground facilities.


NORTH
LAKE
PICNIC SITES
PARKING AREA
FLUSH TOILET
PIT TOILETS
STORE
PARK
PARKING
BOAT TRAILER PARKING
BOAT RAMP
PLAY AREA
TENT SITES
TRAILER AREA
FLUSH TOILET
PIT TOILETS
PARKING
GROUP PICNIC AREA
SHELTER
PIT TOILETS
TENT SITES
CATTLE GUARD
FENCE
ZONE
ROAD
DECELERATION LANE
ACCELERATION LANE
BUFFER
ENTRANCE SIGN
LEGEND
CAMP STOVE
TENT SPACE
TABLE
GARBAGE CAN
HYDRANT
DIRECTION SIGN
ENTRANCE SIGN
TREE COVER
EXPANSION FACILITIES
INFORMATION SIGN
TRAIL
FLUSH TOILET (Incl. showers and washroom facilities.)
NOTE: PROVIDE LEVEL PLACES FOR TENT SITES.
PROVIDE TRAFFIC BARRIERS AT ALL POINTS WHERE NECESSARY TO CONFINE TRAFFIC TO ROADS AND PARKING SPOTS.
ACCELERATION & DECELERATION LANES NOT NECESSARY ON MINOR ACCESS ROADS.
SITE PLAN
FOR
TYPICAL CAMPGROUND LAYOUT
FOREST SERVICE - U.S.D.A.
SCALE
50' 0' 50' 100' 150'
JUNE - 1962

A neat, well-kept camp unit provides the setting for outdoor living at its best. Each year brings thousands of new camping enthusiasts.

F–494682



TENT CAMP UNITS

In this type of camp unit, privacy is essential. Natural screening is a valuable asset in affording privacy in campgrounds. Where natural screening is inadequate, it may be necessary to use supplemental plantings of native trees and shrubs.

Each site should be provided with a fireplace or grill, table, and a cleared, level tent space reasonably close to the parking spur.

On single-lane roads, parking spurs should be installed at an angle of approximately 45 degrees to the road. Depending on topography, they may be either head-in or back-in type. On two-lane roads, parking spurs may be at right angles to the main campground road.

Traffic barriers should be provided where necessary in order to confine vehicles to roads and parking spurs. Advantage should be taken of natural barriers on the site, such as trees and rock outcrops.

Water hydrants should be located along the roadway, each hydrant serving four or more camp units. Garbage cans may also be placed along the roadway between camp units.

Toilet and washroom facilities should be located not more than 300 feet from any one camp unit.

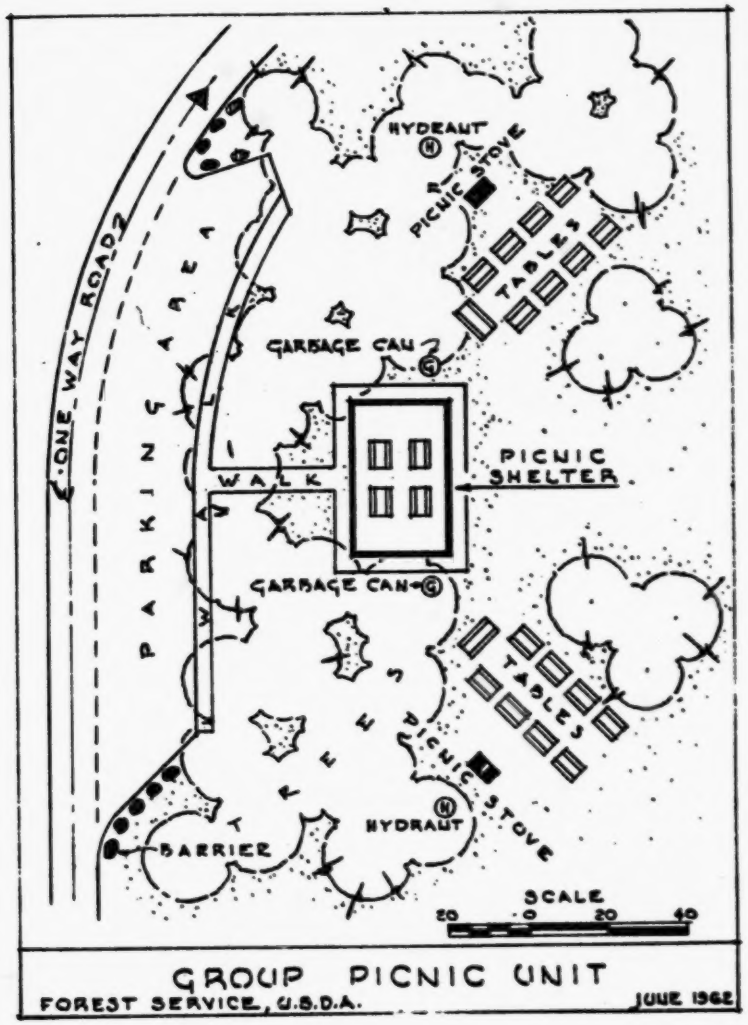
Contact your State or county health authorities for information on installation of sanitary facilities and water supply systems.

F–496702

A family picnic unit is an "air-conditioned" combination kitchen and dining room in an outdoor setting. The facilities are simple and practical.

Group picnics concentrate use and income on small areas. Developments near population centers are especially successful.

F–490206



PICNIC UNITS

Basically the individual picnic unit is similar to the tent camp unit, except that no tent space is provided. The site generally should be level, open, and parklike, with direct access to attractive features such as streams or lakes.

Table and fireplace arrangement is dependent upon shade, prevailing wind direction, and view.

Group picnic sites may be in demand in certain locations, especially near large cities. Group sites could be built in conjunction with standard picnic area developments where playground facilities are available. Normally the entrance road should terminate at the group picnic site. A loop road should lead to individual picnic units within the area.

Barriers should be provided where necessary to confine motor vehicles to roads and parking areas.

Adequate parking should be provided to accommodate large groups, and a picnic fireplace larger than that used for individual picnic units may be desirable.

Picnic shelters are desirable for protection from sun and rain. They can also be used for dancing and group games in the daytime, and at night if they are equipped with lights. Space should be reserved in the overall plan for this type of facility, even though the initial development will not include it.

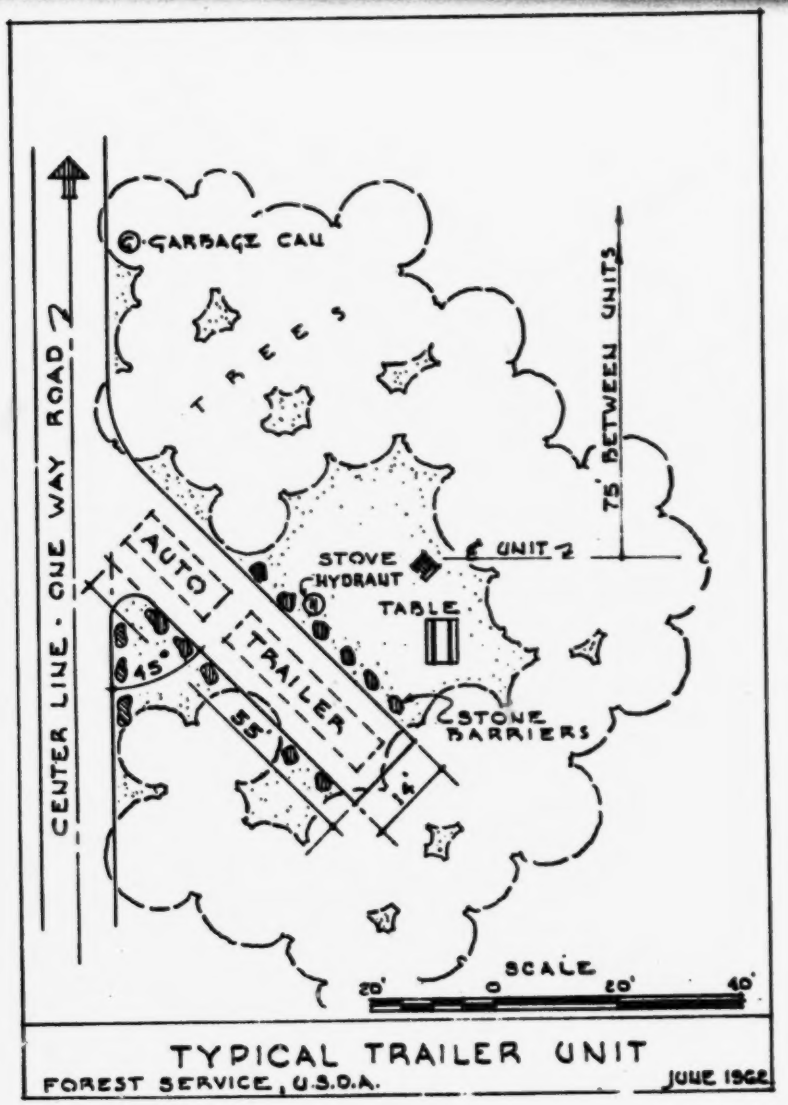
Garbage cans and piped water are necessities for picnic areas.

Picnic units should be located within 300 feet of toilet facilities.

Contact your State or county health authorities for information relating to construction of sanitary facilities and water supply systems.

Many campgrounds provide space for trailer camping. These accommodate people who like the outdoors but desire the comfort provided by a mobile home.

F—483410



TRAILER CAMP UNITS

The trailer camp unit is similar to the tent camp unit except that the parking spur is longer and slightly wider, and usually no tent space is provided. A level tent space may be provided, however, to make the unit readily adaptable to either tent or trailer use.

Trailer units should be spaced about 75 feet apart for privacy, taking maximum advantage of natural screening. Trees along the access ways should be trimmed to provide adequate trailer roof clearance.

Parking spurs for trailers should be the back-in type, at approximately 45 degrees to the campground road. They should be 55 feet in length, measured from the edge of the road along the short side of the parking spur. Spurs should be 14 feet wide. Barriers should be provided to confine vehicles to roads and parking spurs.

In locating the table and fireplace near the trailer parking spur, remember that the door is always on the right side of a trailer. Convenient access from the trailer to the table and fireplace is important.

At least two toilet seats per 10 trailer units is recommended. Washroom and shower facilities are desirable.

Individual water and sewage connections for each trailer space must conform to local sanitary codes.

Contact your State or county health authorities for information on the construction of such facilities.

FACILITIES

The Forest Service has assembled a set of 14 working drawings and layouts for basic facilities in a forest campground. They were selected from Forest Service, National Park, and State Park designs. The set includes easy to build but serviceable designs for all the facilities necessary in constructing a simple campground or picnic area. One drawing is reproduced here as an example. Other typical facilities are shown in a group on the following page. **This set of drawings can be purchased from the Superintendent of Documents,** U.S. Government Printing Office, Washington 25, D.C., for 20 cents. Order "Drawings of Basic Facilities for Campground Development." (Agriculture Information Bulletin No. 264.) The set includes working drawings for:

1. Light Plank Table
2. Heavy Plank Table
3. Fireplace
4. Pit Toilet (single seat)
5. Pit Toilet (double seat)
6. Parking Spurs
7. Pull-off and Multiple Parking Areas
8. Traffic Barriers
9. Hydrants
10. Garbage Can Mount
11. Entrance Sign
12. Picnic Shelter
13. Utility Building (flush toilets, showers, and washroom)
14. Boat Basin Layout

Number 13 is a design for a utility building to house flush toilets, showers, and a washroom. Drawings for the plumbing systems are not included, because their design is somewhat complex. You should consult a plumbing contractor about installing these items.

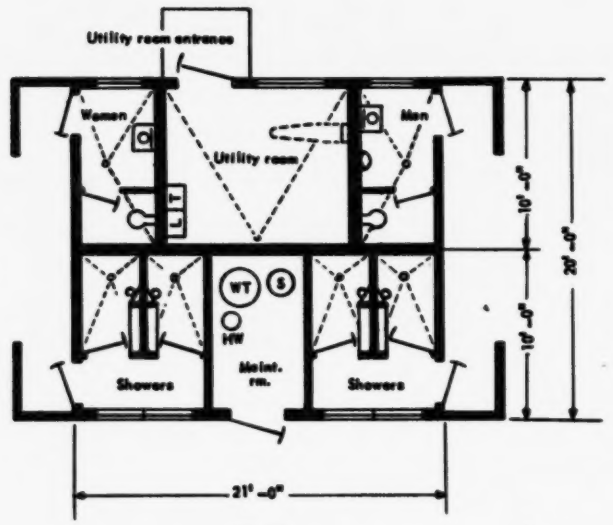
Costs

The Forest Service has estimated average costs for various facilities. These estimates include materials and labor. Costs will vary for different sections of the country. You may be able to save money by doing all or part of the work yourself and using your own materials. As estimates for campground roads, parking spurs, sewer, water, and electrical facilities vary with each installation, it is impossible to give dependable figures for them. The costs of these items may determine whether or not you can afford to develop a camp or picnic ground. You should adjust the estimates to fit local conditions.

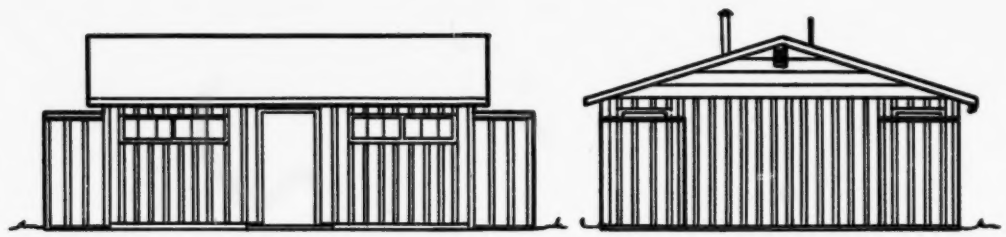
A splendid design to provide showers, toilets, and laundry facilities in the smaller groupings of tent sites. The arrangement of shower stalls in the front, removed from the toilet rooms and utility room in the rear, minimizes the confusion which can be present at certain hours in a facility of this type.

A fiberglas roof would admit sufficient daylight to make artificial lighting unnecessary until after sundown.

In moderate climates the utility room might be left open at the rear.



PLAN



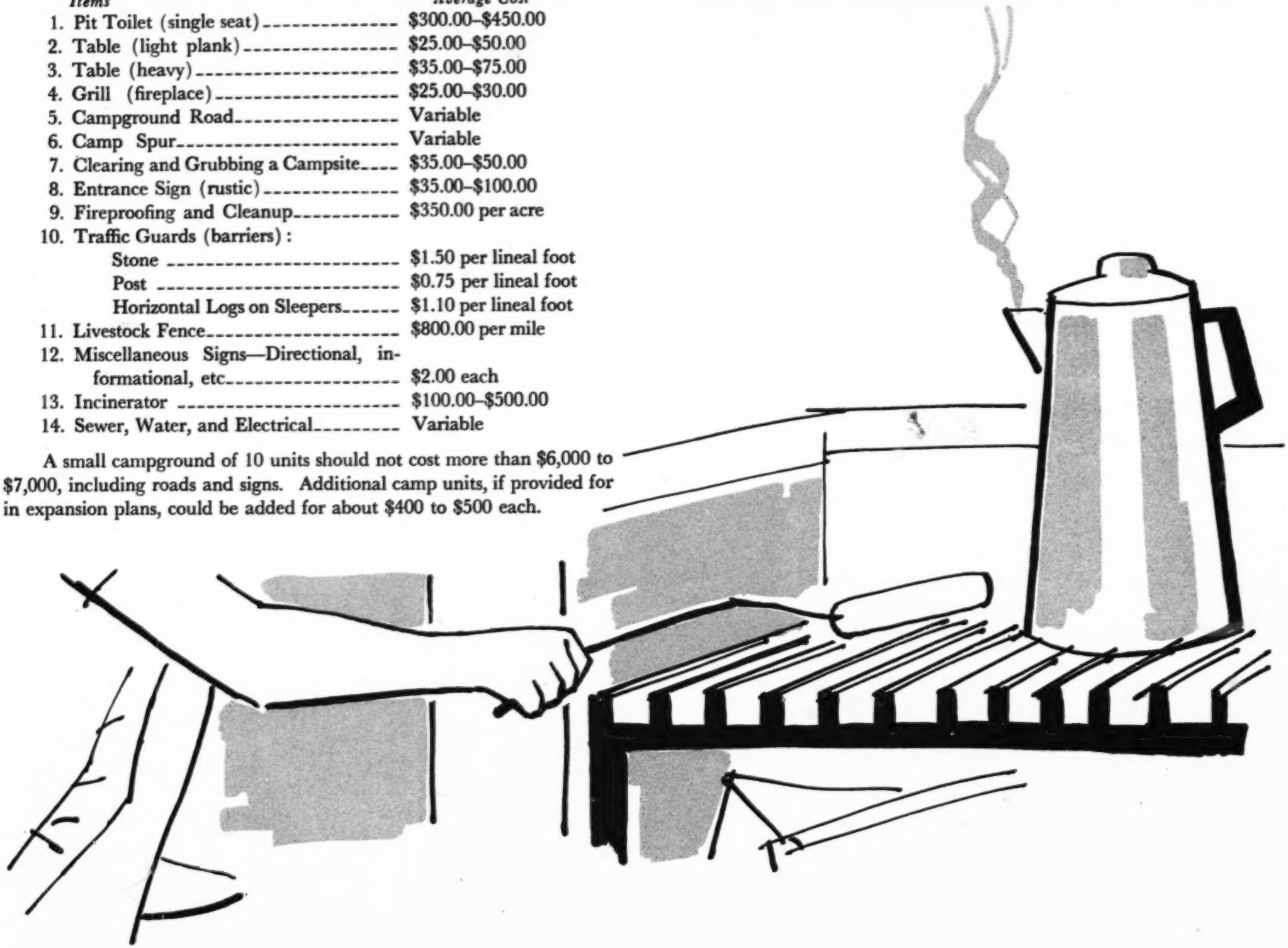
ELEVATION

END ELEVATION

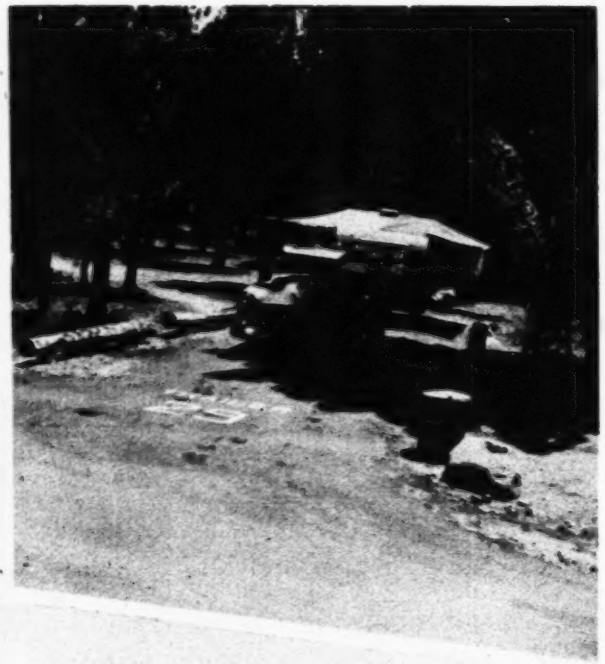
The National Conference on State Parks in cooperation with The National Park Service		UTILITY BUILDING, SMALL
date January 1960	plate 141 A&G	Contributed by OREGON State Highway Commission State Parks Department
index 0-5354	control C-6271-0	

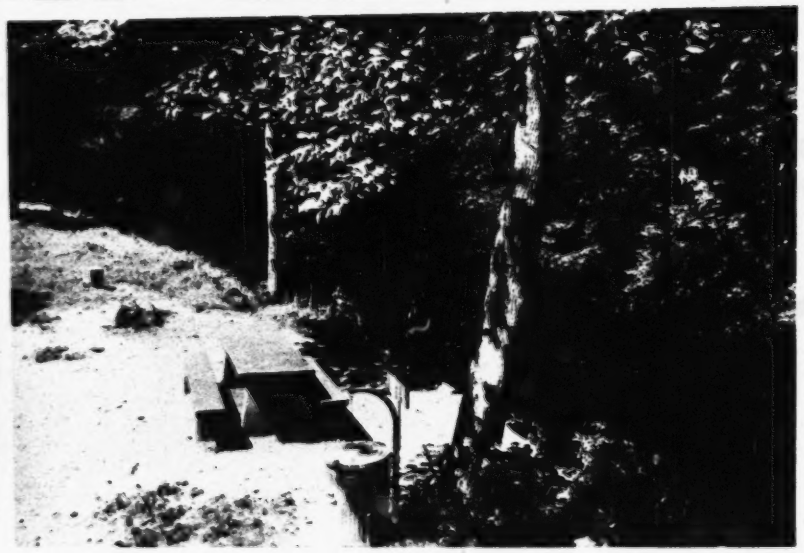
Items	*Average Cost*
1. Pit Toilet (single seat)	$300.00–$450.00
2. Table (light plank)	$25.00–$50.00
3. Table (heavy)	$35.00–$75.00
4. Grill (fireplace)	$25.00–$30.00
5. Campground Road	Variable
6. Camp Spur	Variable
7. Clearing and Grubbing a Campsite	$35.00–$50.00
8. Entrance Sign (rustic)	$35.00–$100.00
9. Fireproofing and Cleanup	$350.00 per acre
10. Traffic Guards (barriers):	
Stone	$1.50 per lineal foot
Post	$0.75 per lineal foot
Horizontal Logs on Sleepers	$1.10 per lineal foot
11. Livestock Fence	$800.00 per mile
12. Miscellaneous Signs—Directional, informational, etc	$2.00 each
13. Incinerator	$100.00–$500.00
14. Sewer, Water, and Electrical	Variable

A small campground of 10 units should not cost more than $6,000 to $7,000, including roads and signs. Additional camp units, if provided for in expansion plans, could be added for about $400 to $500 each.



FACILITIES TYPICAL OF THOSE CONTAINED IN
"Drawings of Basic Facilities for Campground Development"



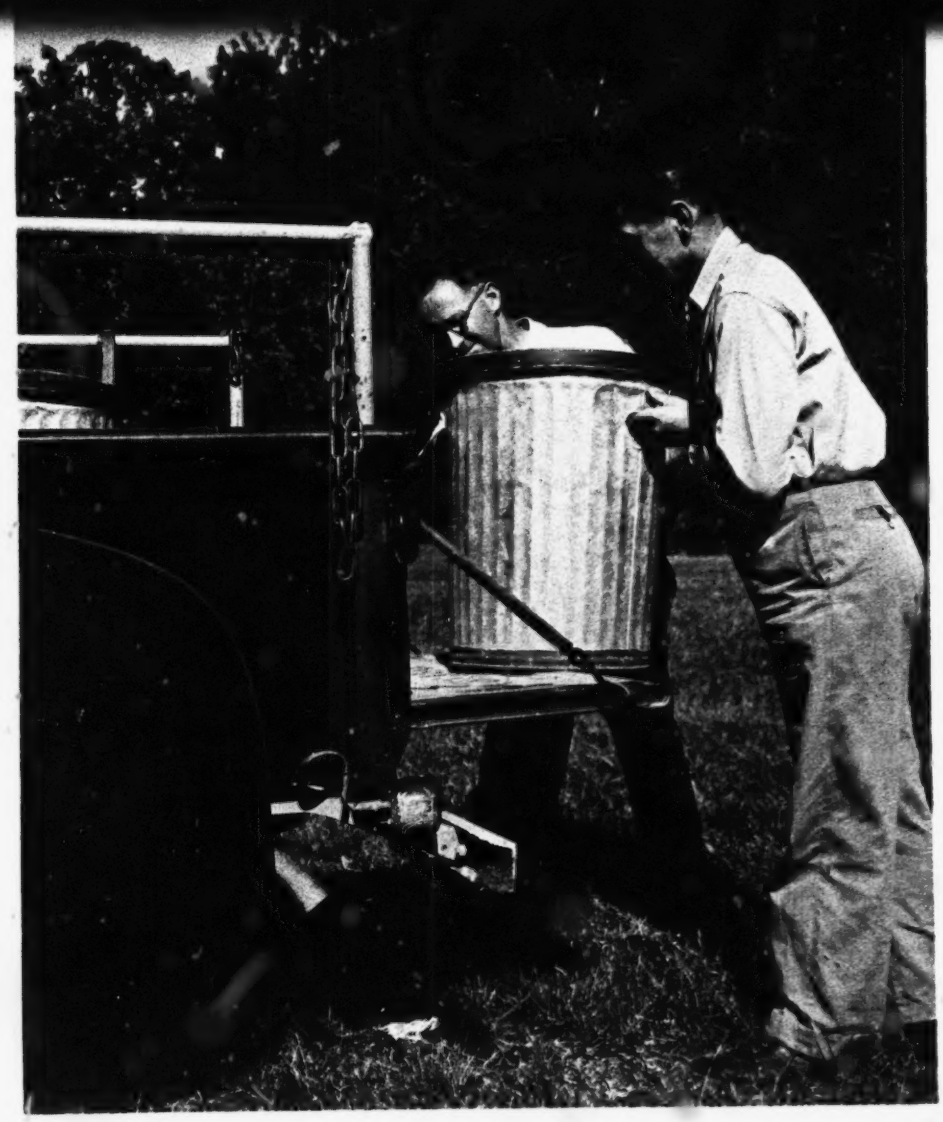


F—476639

Only garbage cans with tight covers should be used. Easy pickup will save money. The contents of this can will be disposed of elsewhere.

F—475246

Keeping burnable trash and garbage separated helps simplify the disposal job and cuts the cost of maintenance.



MAINTENANCE AND OPERATION

Obligations of Management

When you develop recreational facilities for public use, you assume numerous obligations. They will make demands on your time and will be an added cost.

You will have an obligation to keep the area clean. Tables will have to be washed, litter picked up, toilets cleaned, and garbage and trash disposed of. Fees will have to be collected, and guests checked in and out. Guests will require some assistance. Grounds and facilities must be maintained.

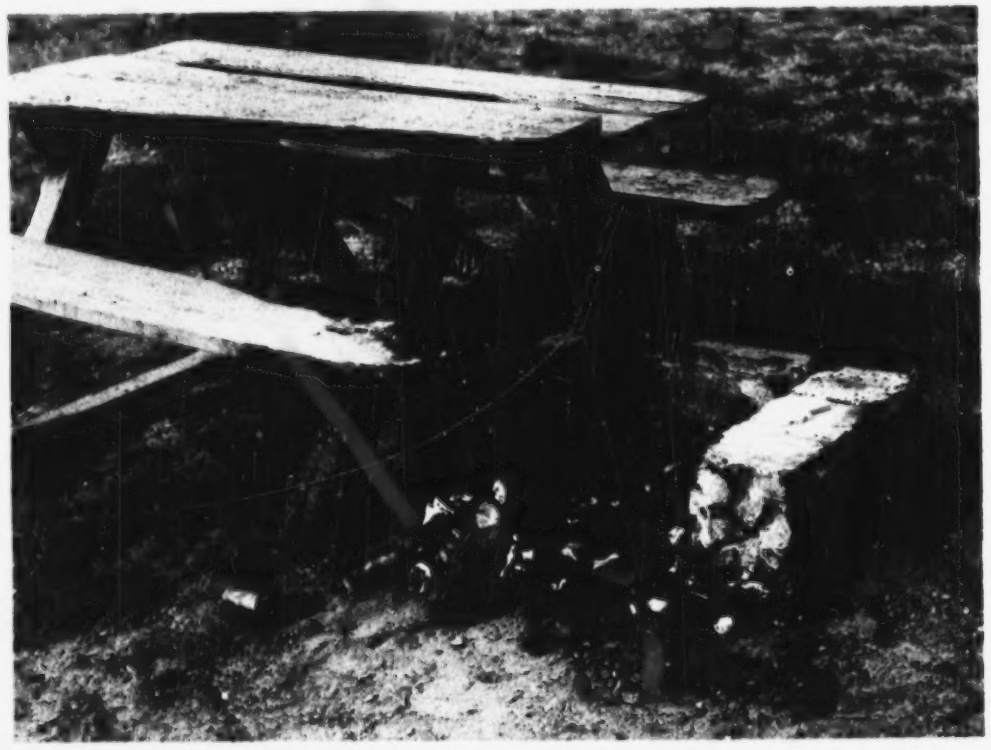
The amount of time and money required to meet these daily obligations will be directly affected by foresight in planning. For instance, if you provide for and encourage the separation of garbage and trash, you will have less garbage to haul, and the trash can be burned in an incinerator on or near the site. If covered garbage cans are provided, they can be loaded on an open truck and hauled to a disposal area. Plastic liners are available for garbage cans. Their use will reduce the frequency of washing and sanitizing needed to neutralize odors.

A well-designed road system will permit efficient pickup and delivery of garbage cans and trash receptacles. An orderly arrangement of facilities such as water taps or pumps, supply and equipment storage, and incinerators in convenient locations will make your cleanup job much easier.

Your State or county park commission can give you valuable advice on campground maintenance. You should also check with your public health service as to the required sanitation standards.

Firmly anchored tables and periodic checking of the area by the management can prevent this kind of vandalism.

F–476232



Frequent cleanup is necessary. Providing each camp with a set of ground rules, supplemented by well-placed instructional signs, will make the job easier.

F–477760

Common Problems

You will have problems. No one can offer solutions for all of them, nor foresee them all. Vandalism, theft, fire hazards, trash, toilet odor, and insects are some of the most common problems.

The best solution for vandalism, theft, and fire hazards is close supervision. The more time spent by you, a member of your family, or an employee on the grounds, the smaller these problems will be. A common cause of vandalism is lack of fuelwood, charcoal, or kindling material. You can control this cause and make a profit by selling fuels to your patrons. Timber stand improvement cuttings in your woodland can provide the wood. This will give you the added benefit of a faster growing, cleaner, and healthier stand of quality timber.

Trash can be a serious problem in cleanliness, fly control, and odor control. How you solve it will depend on the circumstances. Frequent pickup, use of incinerators, use of public or private dumps, or hiring commercial trash collectors are some of the solutions.

Flush toilets with good ventilation, frequent cleaning, and use of deodorants can eliminate toilet odors. However, if you must start with pit toilets; be sure the interiors are thoroughly ventilated and well lighted.

Insect pests are troublesome in some areas. Insecticides must be used with caution—especially around water. Draining wet areas will help in controlling mosquitoes.

Your State or county park commission can advise you on solutions to many of your problems.

F–466554

Campground owners must be alert to the safety hazards of their area and take precautions to safeguard their customers.

SAFETY

Public safety must be considered in every recreational development.

Consult your local legal and insurance representatives about your liability risks. Take positive, continuous measures to prevent drownings, especially of children. Consult your highway department concerning safety, particularly regulations governing access and egress on highways.

Some of the safety factors to be considered within the development are: Traffic control, animals—both wild and domestic, physical features (such as pits, ravines, cliffs, and shorelines), drinking water, dead trees or limbs, poisonous plants, poisonous snakes, and insects. Be sure your roads are designed for a slow but safe flow of traffic. Where domestic animals are a hazard, fencing may be necessary. Fencing may also be a necessity around pits or near ravines and cliffs. Frequent testing of drinking water by State health authorities may be required by law. Regular testing is advisable, whether required or not, unless you can arrange for water supply from a municipal system. If you have poisonous plants, poisonous snakes, or insects within your development, it would be desirable to eliminate or control them.

Fire hazards must also be dealt with. Avoid any concentration of flammable materials, provide for cleared areas around fireplaces, caution campers about discarding lighted matches or tobacco, and be prepared to extinguish small fires if they start. You should have some firefighting equipment on hand, such as fire extinguishers, backpack pumps, shovels and rakes. Your local rural firefighting agency can advise you as to the best equipment for your area.

PROMOTION AND PUBLICITY

"It pays to advertise" is as true for a man in the campground and picnic area business as for any other business venture. You can probably obtain some free advertising through news stories in your local newspaper, especially if your development is the first of its kind in the area. Contact the editors of local papers and tell them the story. They may even send a photographer to take pictures. Your local Rural Areas Development Comittee may help you obtain a wide range of local publicity.

After your first publicity, it would pay you to advertise in camping and recreation magazines. Many campground guides will list your development at no cost to you. It might also pay you to join a campground owners association. Your State and local tourist bureaus can give you a list of magazines, guides, and associations.

It is a good business to have printed a folder describing your campground and distribute it to camping associations, chambers of commerce, State and local recreation departments, travel bureaus, sporting goods stores, gas stations, and restaurants. Brochures also provide a convenient and attractive means of answering inquiries. Your brochure should contain a description of facilities, location map with main highways shown, list of recreation and entertainment activities in the area, schedule of fees, information as to stores and restaurants at the campground or nearby, telephone number, address, and other items of interest to travelers. Photographic illustrations are highly desirable.

Information for guests should include road signs with directions to the campground.

Your best advertising and publicity will come from satisfied customers. If they enjoy their stay, they will tell their friends and direct them to your place. If you like the company of people and personally enjoy outdoor recreation you are destined to make a good impression on your customers.

F–486123

Technical advice and assistance in making land-use adjustments for recreational purposes is available through the U.S. Department of Agriculture.

ASSISTANCE

The Secretary of Agriculture, Orville L. Freeman, referring to the need for agricultural and forest land-use adjustment and the opportunities for farmers to develop camping and picnicking sites for rent to the public, has announced that technical assistance is available to farmers in planning such enterprises.

Much remains to be learned about small-scale outdoor recreation as a business. The Forest Service of the U.S. Department of Agriculture has a research program in forest recreation for the purpose of gaining greater insight into the problems of meeting public demands for outdoor recreation. It also conducts wildlife habitat research in cooperation with the State fish and game departments and the Fish and Wildlife Service. The knowledge gained will be used in helping landowners to solve problems in developing and maintaining forest camp and picnic grounds, and other outdoor recreation developments.

Various agencies of the Federal, State, and local governments can give technical and financial assistance in forest recreation developments. Throughout this booklet, sources of assistance have been mentioned. Some of these are listed here for your convenience.

U.S. DEPARTMENT OF AGRICULTURE

Agricultural Stabilization and Conservation Service

The ASCS provides cost-sharing assistance and secures technical assistance for soil, water, and woodland conservation projects involving both individual farm and community activities. Contact your local office.

Cooperative Extension Service

This agency provides educational and technical assistance in cooperation with county agricultural, home demonstration, and 4–H club or youth agents. These agents help individual families to get information and plan and carry out improvement programs. There are Extension Service, forestry, marketing, and other specialists at State agricultural colleges. Contact your county agent or State agricultural college.

Farmers Home Administration

The FHA makes loans to those unable to borrow from private sources of credit on reasonable terms. Its program includes farm operating and forestry purpose loans, farm ownership loans, loans to individuals and associations for water and land development, loans to local organizatins to help finance small watershed projects, rural housing loans, and emergency loans to farmers hard hit by natural disasters. Contact your nearest Farmers Home Administration office.

Forest Service

The U.S. Forest Service has had a half-century of experience in outdoor recreation. The Service has specialists working on recreation, wildlife, and other multiple use activities in rural areas development. Contact your nearest USDA Forest Service office for technical guidance in planning and feasibility determinations.

Office of Rural Areas Development

This office was created to expedite the application and use of the resources of all agencies in USDA and elsewhere that can contribute to rural areas development. It helps provide leadership and initiative in formulating current and long-range rural areas development programs for the Department of Agriculture. Contact your local Rural Areas Development Committee.

Soil Conservation Service

The SCS provides technical assistance through local soil conservation districts for planning special uses of land and technical and financial

assistance in carrying out watershed projects for flood and siltation prevention; water supply for agricultural, municipal, industrial, recreational, and fish and wildlife purposes; and land-use adjustment. Contact your nearest Soil Conservation Service office.

U.S. DEPARTMENT OF COMMERCE

Area Redevelopment Administration

The Area Redevelopment Administration provides for five basic types of Federal assistance in areas which are designated in accordance with formulas as set forth:

1. Loans for industrial and commercial projects.
2. Loans and grants for public facilities.
3. Technical assistance.
4. Occupational training.
5. Retraining subsistence payments.

It also assists through the urban renewal provisions of the Housing Act.

For the latest details on the many phases of the program, write to the Area Redevelopment Administration, U.S. Department of Commerce, Washington 25, D.C.

SMALL BUSINESS ADMINISTRATION

This is an independent agency of the Federal Government. One of its functions is to make loans to individual small-business firms when they are unable to procure such financing from private sources on reasonable terms. Contact your local SBA office.

U.S. DEPARTMENT OF THE INTERIOR

Bureau of Outdoor Recreation

The Bureau of Outdoor Recreation provides recreation assistance to States; conducts recreation surveys; sponsors and conducts research; and is responsible for formulating a nationwide recreation plan on the basis of State, Regional, and Federal plans.

Fish and Wildlife Service

This agency, through its Bureau of Sport Fisheries and Wildlife and in cooperation with State fish and game departments, is concerned with problems of land and water management as they relate to the welfare of important fish and wildlife resources. It conducts research on forest-wildlife relationships and other allied subjects. Consulting services in regard to woodland and wildlife management and also the effects of forest-industrial practices on fish and wildlife are available from State fish and game agencies, and from regional offices of the Bureau of Sport Fisheries and Wildlife.

National Park Service

The National Park Service manages the Nation's system of National Parks and Monuments. Its picnicking, camping, and sanitation facilities have been developed through years of experience in the recreation field. While this agency does not engage in developing private recreation facilities, any landowner interested in the recreation business would be wise to also study Park Service standards of design and construction.

STATE AND LOCAL AGENCIES

Your State and local agencies can give technical guidance on particular problems. Following are some of the commissions and departments to contact:

Conservation
Forestry
Parks
Health
Tourist and Travel
Highway
Planning and Development
Fish and Game

PRIVATE SOURCES

You may wish to consult with specialists in various fields of private enterprise or with business organizations. Some of these that might help you are: Consulting foresters, engineers, landscape architects, and recreation planners; plumbing, building, road, and electrical contractors; chambers of commerce, campground owners associations, local banks, credit unions, and savings and loan associations.

REFERENCES

There are a numerous publications available that are helpful in dealing with the problems of developing and operating a forest campground or picnic area. Your local library may have many of these. Your county agricultural agent can help you in obtaining Government publications.

A few Government publications that may be helpful are listed here. There are many more.

Manual of Septic Tank Practice—PHS Publication No. 526
For sale by the Superintendent of Documents
U.S. Government Printing Office
Washington, D.C. Price 35 cents

Individual Water Supply Systems—PHS Publication No. 24
For sale by the Superintendent of Documents
U.S. Government Printing Office
Washington, D.C. Price 25 cents

Mobile Home Park Sanitation
Public Health Service
Washington 25, D.C.

Wood-Frame House Construction—AH–73
For sale by the Superintendent of Documents
U.S. Government Printing Office
Washington 25, D.C. Price 65¢

Managing Farm Fish Ponds for Bass and Bluegills—F–2094
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

Chiggers: How To Fight Them—L–403
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

Mosquitoes: How To Control Them on Your Property—L–386
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

The Housefly: How To Control It—L–390
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

Use and Abuse of Wood in House Construction—MP–358
For sale by the Superintendent of Documents
U.S. Government Printing Office
Washington 25, D.C. Price 20¢

Poison-ivy, Poison-oak and Poison Sumac—F–1972
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

How To Build a Farm Pond—L–259
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

Trout in Farm and Ranch Ponds—F–2154
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

Rural Areas Development—PA–497
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

Managing the Family Forest—F–2187
Publications Division, Office of Information
U.S. Department of Agriculture
Washington 25, D.C.

For sale by the Superintendent of Documents, U.S. Government Printing Office
Washington 25, D.C. – Price 25 cents

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